

Building lines will be per the City of Fort Worth Zoning Ordinances.

All property corners are 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. Inc." found unless otherwise noted hereon.

The basis of bearing for this plat is the plat for S07 Addition, according to the plat recorded in Cabinet A, Slide 9821, Plat Records, Tarrant County, Texas and as found to be monumented on the ground.

Lot 1, Block 8A, is designated as S07 Home Owner Association private vehicular access, public utility and public drainage easement. No building permit shall be issued for any portion of this lot.

Lot 2, Block 8A, is designated as S07 Home Owner Association open space, public utility and public drainage easement. No building permit shall be issued for any portion of this lot.

#### CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of April, 2006.

*Stephen R. Glosup*  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570

5/23/06  
Date

#### Site Drainage Study

A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements. The current owner shall submit a letter to the Transportation and Public Works Department stating that he is aware a site drainage study will be required before a building permit will be issued and the current owner shall inform the buyer of same.

(City Policy)

#### Sidewalks

Sidewalks are required on both sides of public dedicated and maintained streets, in conformance with current City policy.

(Chap. IV., Sect. 401, A.9., amended by Council M&C G-12952)

#### Building Permits

No building permits shall be issued for any lot in this Subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

(Plan Commission Policy: M&C # G-1144, 10/23/97)

#### Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

(Water Dept. Policy re: Ordinance No. 12810)

#### Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

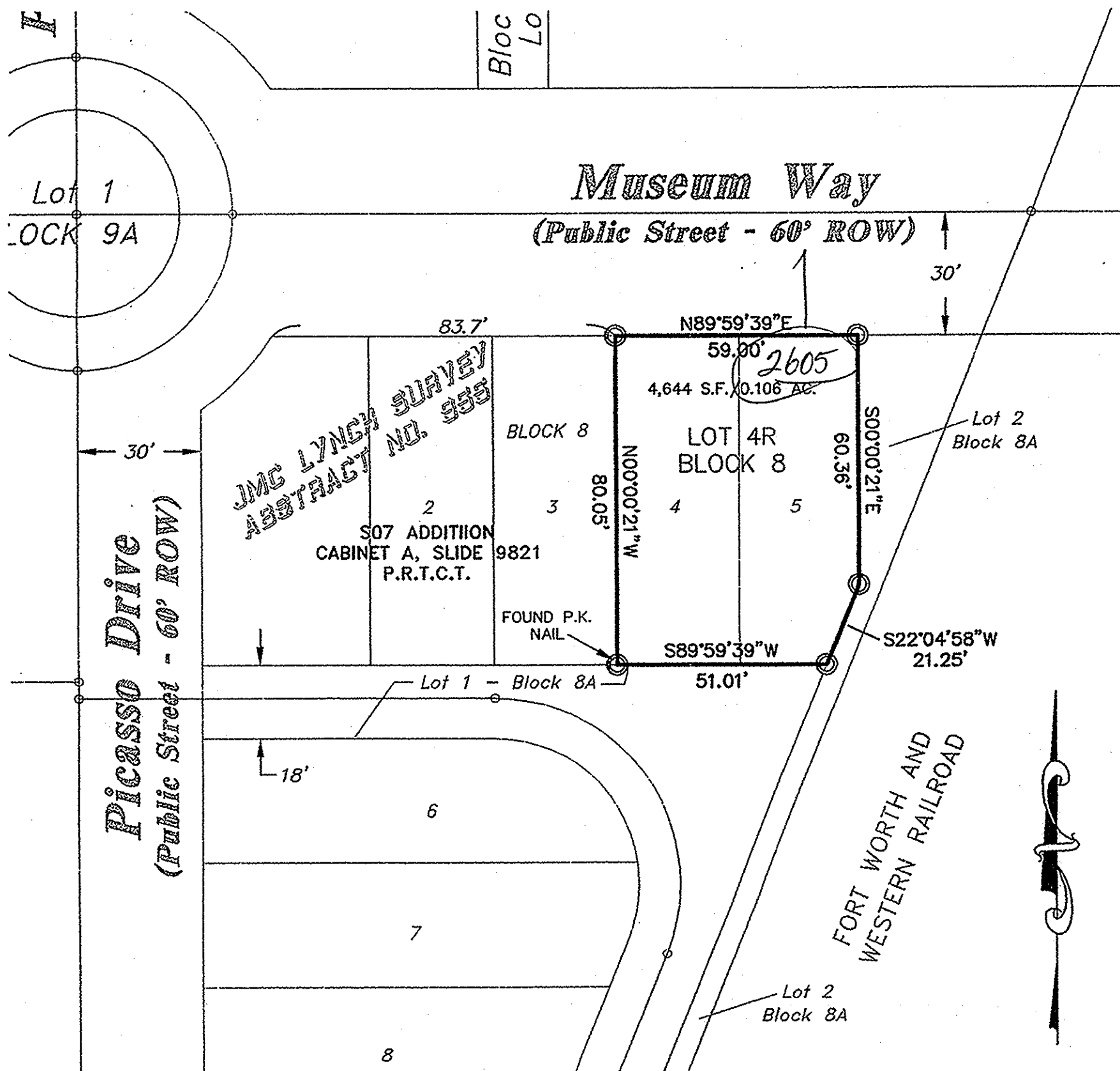
#### Utility Easements

No permanent structures shall be constructed over any portion of an existing water, sanitary sewer or utility easement.

#### Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat. They shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

(Chap. IV., Sect. 405, A.1.)



LAND USE TABLE	
Total Gross Acreage	0.106 Acres
Number Residential Lots	One
Type of Residential Lots	Mixed-Use
Number Non-Residential Lots	One
Non-Residential Acreage	None
Residential Acreage	0.106 Acres
Private Park Acreage	None
Public Park Acreage	None
Street Acreage	None

#### CITY OF FORT WORTH, TEXAS CITY PLAN COMMISSION

This plat is valid only if recorded within six (6) months after date of approval.

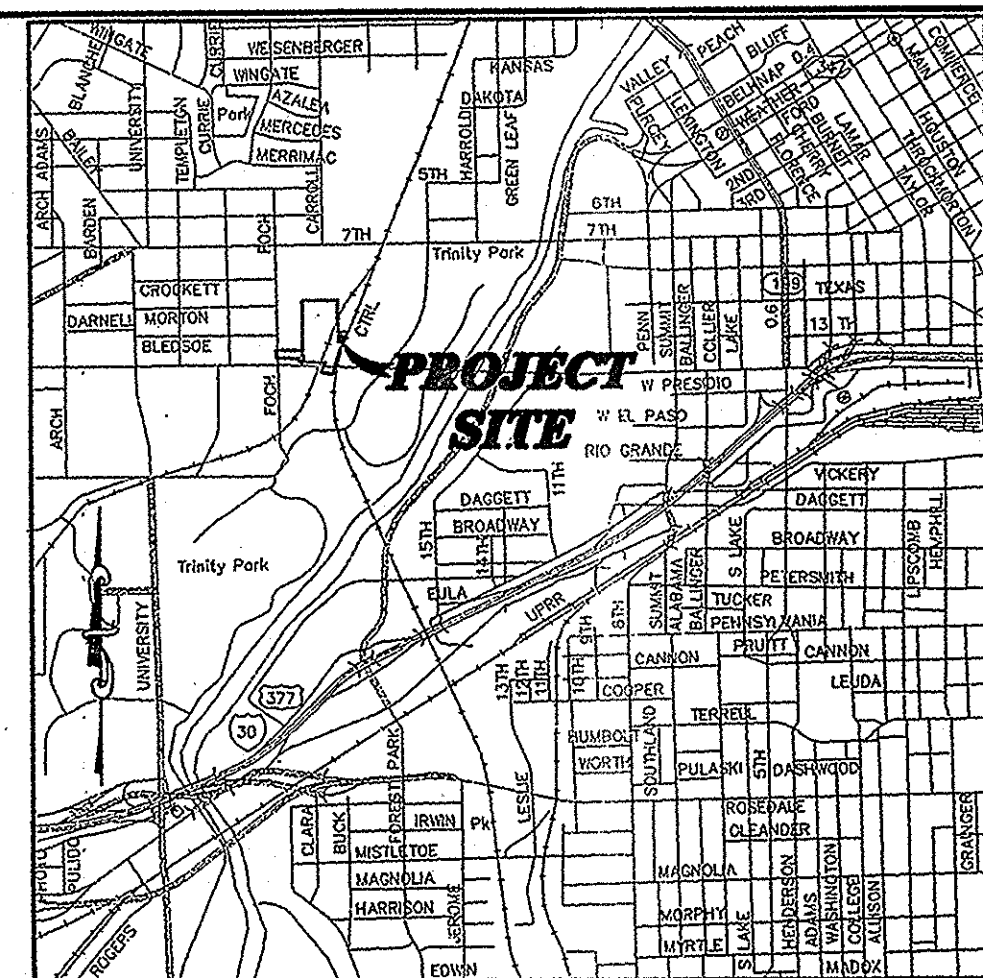
Plat Approval Date: 5-26-06

By: *Donna R. Singleton*  
Chairman

By: *John A. Sayfield*  
Secretary

THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 4 AND LOT 5 INTO LOT 4R, BLOCK 8

FILED  
TARRANT COUNTY TEXAS  
MAY 26 2006



#### VICINITY MAP

(Not to Scale)

#### OWNER LOT 4R

S07 No. 1, L.P.  
7000 Preston Road - Suite 500  
Dallas, Texas 75205  
(214) 224-4638

#### ENGINEER/SURVEYOR:

Dunaway Associates, L.P.  
1501 Merrimac Circle #100  
Fort Worth, Texas 76107  
(817) 335-1121

30 0 30 60  
SCALE  
1" = 30'  
FEET



### A Final Plat of Lot 4R, Block 8 S07 ADDITION

Situated in the J.M.C. Lynch Survey, Abstract No. 955, Tarrant County, Texas, being a replat of lots 4 & 5, Block 8, S07 Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 9821, Plat Records, Tarrant County, Texas.

THIS PLAT WAS PREPARED IN APRIL 2006

THIS PLAT FILED IN CABINET B, SLIDE NO. 3162 DATE: 5/23/06

FS-006-074